

# 3 Whiskey Island Drive, Kimbolton, Vic 3551



## House For Sale

Thursday, 4 April 2024

3 Whiskey Island Drive, Kimbolton, Vic 3551

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 8 m2

Type: House



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## **\$1.3m - \$1.4m**

Inspect by Appointment Enjoy the spectacular view of the sun rising over the sparkling water horizon as another day of living in paradise begins. With around 300m of frontage to magnificent Lake Eppalock, this 20 acre oasis will have you believing every day is a resort holiday. If spending time in the great outdoors is a priority, there is little that this property can't offer. Imagine spending warm summer evenings dipping your toes in the water along your private shoreline, surrounded by friends and family. Fishing adventures await, with your boat ready to launch straight into the water. Enjoy hours of swimming, kayaking, paddle boarding, and jet skiing on the lake, or try your hand at yabbying in the dam. Cleared areas of land are perfect for bike riding, and there are plenty of walking tracks for bushwalking. The residence features three bedrooms with built in robes, including a master bedroom with access to a stunning two way bathroom boasting a 1200mm shower and a stone topped double vanity. The spacious kitchen showcases beautiful hardwood cabinets, granite benchtops, and modern appliances, with an adjoining meals area. The home offers two distinct living areas, including a winter retreat with garden views and a summer lounge with large double glazed sliding doors leading to an impressive outdoor living area. A pristine timber deck, equipped with a brilliant outdoor kitchen featuring granite benchtops, barbecue, sink, and professional joinery, provides the perfect setting for entertaining. Additional features include ducted evaporative cooling, solid fuel heating, and a cost saving solar panel system. Professionally designed gardens are filled with sturdy natives, enhancing the overall colourscape of the property's natural beauty. Extensive vegetable gardens and an orchard yield a wide array of produce, and the substantial chicken coop will reward you with freshly laid eggs. The property boasts an impressive water supply, including over 250,000 litres of rainwater storage, a 3 meg dam and a 2 meg S&D water right from the lake. Infrastructure includes dog enclosures, a three bay carport, and a four bay steel shed with 4m high clearance for large farm machinery, winnebagos/caravans/trucks etc. This outstanding and prestigious property will make an ideal home for permanent or holiday living. Conveniently Located 35 minutes from Bendigo, 30 minutes from Heathcote and 45 minutes from Kyneton, with Redesdale just 15 minutes away. Unlike anything available on the market, an inspection will not disappoint. A copy of the Due Diligence checklist can be found at <https://www.consumer.vic.gov.au/duediligencechecklist>